FORM D

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM D

NOTICE OF SALE OF SECURITIES
PURSUANT TO REGULATION D,
SECTION 4(6), AND/OR
UNIFORM LIMITED OFFERING EXEMPTION

OMB APPROVAL

OMB Number: 3235-0076

Expires: May 31, 2002

Estimated average burden
hours per response 16.00



Name of Offering (□ check "Paired Equity Units," each	consisting of one l	imited partnership un	nit of Affo	rdable Residential Com	munities IV, LP an	d one share of
Special Voting Stock of ARC Filing Under (check box(es)		ne general partner of □ Rule 504	Affordabl		Dection 4	(6) 🗆 ULOE
Type of Filing:	New Filing	☐ Amendment				RECD S.E.O.
		A. BASIC I	DENTIF	ICATION DATA		- · D D.E.O.
1. Enter the information rec	nuested about the is	cuer				VAY 17 2000
			changed	and indicate change.)		2002 #
Affordable Residential Comp ARC IV REIT, Inc.	munities IV, LP					
Address of Executive Office 600 Grant St., Suite 900	-	(Number and Streer, Colorado 80203	eet, City,	State, Zip Code) Te (303) 486-12		including Area 1086
Address of Principal Busines	ss Operations	(Number and Stre	eet, City,			per (Including Area Code)
(if different from Executive	Offices)					
Brief Description of Busines	SS					
Manufactured Housing indus	stry			<u></u>		
Type of Business Organizati	☐ limited partne	, Inc. ership, already forme rship, to be formed	d	□ other		PROCESSED
Type of Business Organizati	ion: Affordable Res	sidential Communitie	s IV, LP			MAY 2 2 2002
□ corporation		ship, already formed		□ other	4)
□ business trust	☐ limited partne	rship, to be formed				THOMSON FINANCIAL
Actual or Estimated Date of of ARC IV REIT, Inc.	Incorporation of	0 M	7 onth	9 8 Year	⊠ Actual	☐ Estimated
Jurisdiction of Incorporation	or Organization:			Service abbreviation for r foreign jurisdiction)		1D
Actual or Estimated Date of of Affordable Residential Co		L	9 Ionth	9 8 Year	⊠ Actual	☐ Estimated
Jurisdiction of Incorporation	n or Organization:	(Enter two-letter U.S	S. Postal S	Service abbreviation for	State:	_
		CN for Canada, Th	T for othe	r foreign jurisdiction)		

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et. seq. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N. W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manual must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

Potential persons who are to respond to the collection of information contained in the form are not required to respond unless the form displays a currently valid OMB control number.

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A. BASIC IDENTIFICATION DATA

2. Enter the information requested for the following:

Greene, Michael

369913.01-New York S3A

- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;

Each executive officer and director of corporate issuers and of corporate issuers.	orate general and managing pa	irtners of partnershi	p issuers; and
Each general and managing partner of partnership issuers.			
ARC IV REIT, Inc. is the general partner of Affordable Residential Commare Directors and Officers and Beneficial Owners of ARC IV REIT, Inc.	nunities IV, LP. The following	g Directors, Officer	s and Beneficial Owners
Business or Residence Address (Number and Street, City, State, Z	Cip Code)		
Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner	■ Executive Officer	□ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)			
Jackson, Scott D.			
Business or Residence Address (Number and Street, City, State, Z	ip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900, Denver, Colorado 802	03		
Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner	☐ Executive Officer	□ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)			
Schoen, Scott A.			
Business or Residence Address (Number and Street, City, State, Z	(ip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900, Denver, Colorado 802	03		
Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner	☐ Executive Officer	☑ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)			
Hagerty, Thomas M.			
Business or Residence Address (Number and Street, City, State, Z	Cip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900, Denver, Colorado 802	03		
Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner		☑ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)	·		, , , , , , , , , , , , , , , , , , ,
Abbrecht, Todd M.			
Business or Residence Address (Number and Street, City, State, Z	Cip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900, Denver, Colorado 802	03		
Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner	☐ Executive Officer	⊠ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)			

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Business or Residence Address (Number and Street, City, State,	• ,		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900, Denver, Colorado 80)203		
Check Box(es) that Apply: □ Promoter □ Beneficial Owner	☐ Executive Officer	□ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)			
Santos-Buch, Charles			
Business or Residence Address (Number and Street, City, State,	Zip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900, Denver, Colorado 80	0203		
Check Box(es) that Apply: □ Promoter □ Beneficial Owner	☐ Executive Officer	☑ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)			
Honstein, Robert L.			
Business or Residence Address (Number and Street, City, State,	Zip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900, Denver, Colorado 80	0203		
Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner	☐ Executive Officer	☑ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)			
Mercy, Jr., Eugene			
Business or Residence Address (Number and Street, City, State,	Zip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900, Denver, Colorado 80	0203		
Check Box(es) that Apply: □ Promoter □ Beneficial Owner		☑ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)			
Sprengle, John G.			
Business or Residence Address (Number and Street, City, State,	Zip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900, Denver, Colorado 80	0203		·
Check Box(es) that Apply: □ Promoter □ Beneficial Owner	■ Executive Officer	□ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)			
Krieder, Lawrence			
Business or Residence Address (Number and Street, City, State,	Zip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900, Denver, Colorado 80	0203		
Check Box(es) that Apply: □ Promoter □ Beneficial Owner		□ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)			
Briger, Mathew H.			
Business or Residence Address (Number and Street, City, State,	, Zip Code)		

c/o ARC IV REIT, Inc., 600 Grant St., Suite 900,	Denver, Colorado 802	203		
Check Box(es) that Apply: Promoter	Beneficial Owner	■ Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)				
Chidsey, Haynes R.				
Business or Residence Address (Number as	nd Street, City, State, 2	Zip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900,	Denver, Colorado 802	203		
Check Box(es) that Apply: ☐ Promoter ☐	Beneficial Owner	☑ Executive Officer	□ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)				
Gesell, Scott L.				
Business or Residence Address (Number a	nd Street, City, State, 2	Zip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900,	Denver, Colorado 802	203		
Check Box(es) that Apply: □ Promoter □	Beneficial Owner	☑ Executive Officer	□ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)				
Smith, Stratton R.				
Business or Residence Address (Number a	nd Street, City, State, 2	Zip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900	, Denver, Colorado 802	203		
Check Box(es) that Apply: □ Promoter □	Beneficial Owner	☑ Executive Officer	□ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)				
Campbell, Nicholas				
Business or Residence Address (Number a	nd Street, City, State, 2	Zip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900	, Denver, Colorado 802	203		
Check Box(es) that Apply: Promoter	Beneficial Owner	☑ Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)				
Vanderhoofven, Scott				
Business or Residence Address (Number a	nd Street, City, State,	Zip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900	, Denver, Colorado 802	203		
Check Box(es) that Apply: ☐ Promoter ☐	☐ Beneficial Owner	☑ Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first, if individual)			··· <u>·</u>	
French, Mary				
Business or Residence Address (Number a	nd Street, City, State,	Zip Code)		
c/o ARC IV REIT, Inc., 600 Grant St., Suite 900	, Denver, Colorado 802	203		
Check Box(es) that Apply: Promoter	☐ Beneficial Owner	■ Executive Officer	□ Director	☐ General and/or

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369913.01-New York S3A

		Managing Partner
		·
ip Code)		
03		
☑ Executive Officer	□ Director	☐ General and/or Managing Partner
ip Code)		
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☑ Executive Officer	□ Director	☐ General and/or Managing Partner
ip Code)		
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☐ Executive Officer	□ Director	☐ General and/or Managing Partner
ip Code)		
☐ Executive Officer	□ Director	☐ General and/or Managing Partner
ip Code)		
	ip Code) 23 ■ Executive Officer ip Code) 23 □ Executive Officer ip Code)	Executive Officer

B. INFORMATION ABOUT OFFERING

1.	Has the	e issuer so	ld. or does	the issuer i	intend to se	ell, to non-a	ccredited in	vestors in t	his offering	?			Yes N	
		- 100	, 0			in Appendi					, , , , , , , , ,			
2.	What i	s the mining involves	mum invest	*	vill be acce	epted from a		_				<u>\$</u>	N/A*	
3.	Does t	he offering	g permit joi	nt ownersh	ip of a sing	gle unit?							Yes N . □ 🗵	-
4.	remun person	eration for or agent ove (5) pers	solicitation f a broker (n of purchas or dealer re	sers in com gistered wi	ho has been nection with ith the SEC rsons of suc	sales of se and/or with	curities in t	he offering tates, list th	If a persone name of the	n to be liste he broker o	d is an asso r dealer. If	ciated more	
Full N	Name (Last name	first, if inc	dividual)	. 									_
Busin	ess or l	Residence	Address (N	lumber and	Street, Cit	y, State, Zi	p Code)							
Name	of Ass	sociated Br	oker or De	aler										_
States	in Wh	ich Person	Listed Ha	s Solicited	or Intends	to Solicit Pu	ırchasers					<u></u>		_
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Full I	Name (Last name	first, if ind	ividual										
Busin	ess or l	Residence	Address (N	lumber and	Street, Cit	y, State, Zi	p Code)							
Name	e of Ass	sociated Br	oker or De	aler										
States	in Wh	ich Person	Listed Ha	s Solicited	or Intends	to Solicit Pu	ırchasers							
													⊐ All St	ates
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				. <u> </u>			·							

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

	check this box ⋈ and indicate in the columns below the amounts of the securities offered for exchange and already exchanged. Type of Security	Aggregate Offering Price	Amount Already Sold
	Type of Security	\$	\$
	Debt		\$
	Equity (Exchange Offer)	.\$	\$
	□ Common □ Preferred		
	Convertible Securities (including warrants)	.\$	\$
	Partnership Interest	.\$102,310,743	\$102,310,743
	Other (Specify) ¹	.\$ 0	\$ 0
	Total	.\$102,310,743	\$102,310,743
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, cate the number of persons who have purchased securities and the aggregate dollar amount of purchases on the total lines. Enter "0" if answer is "none" or "zero."	indi-	Aggregate
		Number Investors	Dollar Amount of Purchases
	Accredited Investors		· · · · · · · · · · · · · · · · · · ·
	Accredited Investors		\$ 102,310,743 \$D
	Non-accredited Investors		
3.	Non-accredited Investors	securities to the	
3.	Non-accredited Investors Total (for filings under Rule 504 only) Answer also in Appendix, Column 4, if filing under ULOE. If this filing is for an offering under Rule 504 or 505, enter the information requested for all sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior first sale of securities in this offering. Classify securities by type listed in Part C - Question	securities to the	Dollar Amount
3.	Non-accredited Investors Total (for filings under Rule 504 only) Answer also in Appendix, Column 4, if filing under ULOE. If this filing is for an offering under Rule 504 or 505, enter the information requested for all sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior first sale of securities in this offering. Classify securities by type listed in Part C - Question Type of offering	securities to the Type of Security	Dollar Amount
3.	Non-accredited Investors Total (for filings under Rule 504 only) Answer also in Appendix, Column 4, if filing under ULOE. If this filing is for an offering under Rule 504 or 505, enter the information requested for all sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior first sale of securities in this offering. Classify securities by type listed in Part C - Question Type of offering Rule 505	securities to the Type of Security	Dollar Amount Sold
3.	Non-accredited Investors Total (for filings under Rule 504 only) Answer also in Appendix, Column 4, if filing under ULOE. If this filing is for an offering under Rule 504 or 505, enter the information requested for all sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior first sale of securities in this offering. Classify securities by type listed in Part C - Question Type of offering	securities to the Type of Security \$	Dollar Amount Sold

1

OP units are paired with shares of special voting stock, par value \$.01 per share of ARC IV REIT, Inc.

4.	inforr	Furnish a statement of all expenses in connection with the issuance and distribution in this offering. Exclude amounts relating solely to organization expenses of the issuanci may be given as subject to future contingencies. If the amount of an expendition, furnish an estimate and check the box to the left of the estimate.	ier. The		
		Transfer Agent's Fees			\$
		Printing and Engraving Costs	<i>.</i>	Ø	\$ 30,000
		Legal Fees	· · · · · · · · · · · · · · · · · · ·	Ø	\$1,600,000
		Accounting Fees		Ø	\$ 125,000
					\$
		Engineering Fees			
		Sales Commissions (specify finders' fees separately)			\$
		Other Expenses (identify) Fairness Opinion			
		Sales Commissions (specify finders' fees separately)			\$
		Total		Ø	\$ 3,755,000
5.	for each	Enter the difference between the aggregate offering price given in response to Part C - Ction 1 and total expenses furnished in response to Part C - Question 4.a. This difference "adjusted gross proceeds to the issuer." (Exchange Offer)	is the		\$ 98,555,743
			Payments to Officers, Directors, & Affiliates		Payments To Others
		Salaries and fees		· _	
		Purchase of Real Estate		٦	
		Purchase, rental or leasing and installation of machinery and equipment \Box]	
		Construction or leasing of plant buildings and facilities] _	
		Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger)	×	3 \$	98,555,743
		Repayment of indebtedness			30,200,7.0
		Working capital			
		Other (specify):			
		Column Total		, -	
		Total Payments Listed (column totals added)		_	98,555,743
_				<u> </u>	

D. FEDERAL SIGNATURE

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of Rule 502.

Issuer (Print or Type)	Signature	Date
Affordable Residential Communities IV, LP ARC IV REIT, Inc.	Moth to March	May 17, 2002
Name of Signer (Print or Type)	Title of Signer (Print or Type)	
Scott L. Gesell	Vice President of ARC IV REIT, Inc. (for itself Residential Communities IV, LP.	and as general partner of Affordable

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 16 U.S.C. 1001.)

		E. STATE SIGNATURE	
1.	Is any such party described in 17 CFR 230.262 of such rule?	presently subject to any of the disqualification provisions	Yes No □ ⊠
	Se	ee Appendix, Column 5, for state response.	
2.	The undersigned issuer hereby undertakes to fur CFR 239.500) at such times as required by state	nish to any state administrator of any state in which this nelaw.	otice is filed, a notice on Form D (17
3.	The undersigned issuer hereby undertakes to furni	ish to the stateadministrators, upon written request, informat	tion furnished by the issuer to offerees.
4.	The undersigned issuer represents that the issuer in Exemption (ULOE) of the state in which this notice of establishing that these conditions have been so	is familiar with the conditions that must be satisfied to be en æ is filed and understands that the issuer claiming the availa atisfied.	titled to the Uniform Limited Offering bility of this exemption has the burden
	issuer has read this notification and knows the controlled person.	tents to be true and has duly caused this notice to be signed	on its behalf by the undersigned duly
Iss	suer (Print or Type)	Signature	Date
	ffordable Residential Communities IV, LP RC IV REIT, Inc.	Stath Ups	May 17, 2002
Na	ame of Signer (Print or Type)	Title of Signey (Print or Type)	
Sc	cott L. Gesell	Vice President of ARC IV REIT, Inc. (for itself at	nd as general partner of Affordable

APPENDIX

1		2	3			5			
	non-ad inve in	to sell to ccredited estors State 3-Item 1)	Type of security and aggregate offering price offered in state (Part C - Item 1)	Туре	Type of investor and amount purchased in State (Part C-Item 2)				lification r State LOE s, attach ation of granted) 3-Item 1)
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL									
AK									
ΑZ									
AR									
CA		X	• Limited Partnership Units and Special Vot- ing Stock - \$1,223,412	4	\$1,223,412	0	0		Х
СО		Х	• Limited Partnership Units and Special Vot- ing Stock - \$3,677,986	2	\$3,677,986	0	0		Х
СТ		Х	• Limited Partnership Units and Special Vot- ing Stock - \$2,138,164	5	\$2,138,164	0	0		Х
DE									
DC									
FL		х	• Limited Partnership Units and Special Vot- ing Stock - \$851,497	1	\$851,497	0	0		Х
GA									
HI									
ID		X	• Limited Partnership Units and Special Vot- ing Stock - \$1,309,484	2	\$1,309,484	0	0		X
IL		Х	• Limited Partnership Units and Special Vot- ing Stock - \$1,622,796	1	\$1,622,796	0	0		Х
IN									
IA									
KS									
KY									
LA									
ME									
MD		Х	• Limited Partnership Units and Special Vot- ing Stock - \$182,398	1	\$182,398	0	0		Х

APPENDIX

1		2	3			4			5			
	Intend to sell to non-accredited investors in State (Part B-Item 1)		Type of security and aggregate offering price offered in state (Part C - Item 1) Type of investor and amount purchased in State (Part C-Item 2)		aggregate offering price offered in state Type of investor and amount purchase		Type of security and aggregate offering price offered in state (Part C - Item 1) Type of investor and amount purchased in State (Part C-Item 2)		aggregate offering price offered in state Type of investor and amount purchased in		unde UI (if yes explan waiver	iffication r State LOE s, attach ation of granted) 3-Item 1)
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No			
MA		Х	• Limited Partnership Units and Special Vot- ing Stock - \$163,789	1	\$163,789	0	0		X			
MI												
MN		х	• Limited Partnership Units and Special Vot- ing Stock - \$62,292	1	\$62,292	0	0		Х			
MS		,										
МО												
MT												
NE				÷								
NV		Х	• Limited Partnership Units and Special Vot- ing Stock - \$141,293	1	\$141,293	0	0		Х			
NH												
NJ		Х	• Limited Partnership Units and Special Vot- ing Stock - \$53,644,905	14	\$53,644,905	0	0		Х			
NM												
NY		Х	• Limited Partnership Units and Special Vot- ing Stock - \$36,264,212	60	\$36,264,212	0	0		х			
NC												
ND												
ОН												
OK		Х	• Limited Partnership Units and Special Vot- ing Stock - \$115,823	1	\$115,823	0	0		Х			
OR												
PA												
RI												
SC		Х	• Limited Partnership Units and Special Vot- ing Stock - \$163,789	1	\$163,789	0	0		Х			

APPENDIX

1	2		3	4				5	
	Intend to sell to non-accredited investors in State (Part B-Item 1)		Type of security and aggregate offering price offered in state (Part C - Item 1)	Type of investor and amount purchased in State (Part C-Item 2)				Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
SD									
TN									
TX		X	• Limited Partnership Units and Special Vot- ing Stock - \$575,167	2	\$575,167	0	0		Х
UT		Х	• Limited Partnership Units and Special Vot- ing Stock - \$115,823	1	\$115,823	0	0		Х
VT									
VA		Х	• Limited Partnership Units and Special Vot- ing Stock - \$57,912	1	\$57,912	0	0		Х
WA									
WV									
WI									
WY									
PR									